

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, MAY 14, 2009

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Sandra Chaloux, Michael Keeney, Sugarland Run District; Dulles District; Gigi Robinson, Leesburg District; Christeen Tolle, At Large.

Commissioners Absent: Chris Brodrick, Potomac District; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Patrick Ryan, Economic Development; Planners: Stephen Gardner, Ginny Rowen, Nicole Steele; Nancy Bryan, Recording Secretary.

1. ACTION SUMMARY REVIEW

- a. The Action Summary of April 2, 2009 was approved as amended. (4-0-2-3, Brodrick, Tolle abstained; Chaloux, Keeney, Syska absent).
- b. The Action Summary of April 9, 2009 was approved. (5-0-1-3, Brodrick abstained; Chaloux, Keeney, Syska absent).
- c. The Action Summary of April 16, 2009 was approved. (6-0-3, Chaloux, Keeney, Syska absent).

2. DISCLOSURES

- a. Mr. Klancher met with the staff and the applicant to discuss the NIVO Substation application on 5/14/09; had a conversation to arrange a meeting with counsel for Dulles World this week; had a conversation with Ben Wales of Cooley Godward Kronish regarding the National Conference Center at Lansdowne to arrange a meeting two weeks from now.
- b. Mr. Keeney had telephone conversations with Gem Bingol and Ed Gorski regarding LOD.

3. BRIEFING ITEMS

a. SPEX 2008-0064, Dulles Landing Animal Hospital

Items for further discussion include Condition #3, Source of Regulations, and Condition #5, definition of "adequate ventilation".

b. ZMAP 2008-0011, AOL Campus

There were no items for further discussion.

c. SPEX 2008-0032, Broadlands South Section 204 Hotel

Items for further discussion include the prematurity of the application and consideration of phasing; emergency signage; open space uses; Condition #8 wording of “constructed or bonded”; and illustrations depicting what is zoned or planned for commercial properties in Moorefield along Mooreview Parkway.

d. SPEX 2008-0044, CMPT 2008-0015, NIVO Substation

Items for further discussion include the justification for three towers; why a new substation is preferred over the expansion of the existing substation; map of existing substations; location of distribution/transmission lines entering and exiting the site; reason for the proposed orientation of the compound; hazards posed by the substation to surrounding properties; possibility of poles hitting a building; notification and outreach to the Cameron Chase HOA; height and materials of the screening wall; depiction of the utility easement on the plat; road dedication - improvements to Smith Switch; Condition of Approval requiring burying of transmission/distribution lines; setbacks for PD-IP in 1972 Zoning Ordinance.